

1 **MINUTES OF THE REGULAR MEETING OF THE**
2 **CODE SMTX THINK TANK**
3 **JULY 22, 2015, 6:00 p.m.**
4 **Old Fish Hatchery**
5 **201 CM Allen Pkwy**
6
7

8 **THINK TANK MEMBERS PRESENT:**

Shawn DuPont
Diann McCabe
Sofia Nelson
Tom Wassenich
Chris Wood
David Singleton
Patrick Rose

16 **STAFF PRESENT:**

Shannon Mattingly, Director of Planning
and Development Services
Abby Gillfillan, Permit Center Manager
Andrea Villalobos, Planning Technician
Will Parrish, Planning Technician
Andrew Rice, Planning Intern
Diane Miller, Civic Collaboration

24 **Call To Order**

26 With a quorum present, the Think Tank Meeting was called to order by Co-Chair Sofia Nelson at
27 6:04 p.m. on Wednesday, July 22, 2015 at the Old Fish Hatchery, 201 CM Allen Pkwy, San
28 Marcos, Texas.

30 **30-Minute Citizen Comment Period**

32 There were no citizen comments.

34 **Approval of Minutes from July 8, 2015**

36 A motion was made by Chris Wood, seconded by Shawn DuPont that the July 8, 2015 minutes
37 be approved. The motion carried.

39 **Discussion of updated Planning Road Map and Schedule**

41 Abby Gilfillan provided an update on the Planning Road Map and Schedule.

43 **Clarify, refine, categorize, and schedule the CodeSMTX discussion topics**

45 Diane Miller, consultant with Civic Collaboration, provided an overview of the process for
46 working through the draft code that was discussed at the July 8, 2015 Think Tank Meeting.

1 Diann McCabe would like to add “Coordination with Texas State” as a main topic to the
2 Discussion Topics identified. The Think Tank agreed to add this item to the discussion topics.

3
4 Diane facilitated a discussion to refine the list of *Identified Discussion Topics*. Below is a refined
5 list of discussion topics that was created during the Think Tank Meeting.

- 6
7 1. How will regulating plans in Employment Centers be established and will the Preferred
8 Scenario Process (PSA) process be expedited for employment projects
9
- 10 2. Will Planned Development Districts (PDDs) be allowed in the new code? Is there
11 enough flexibility in the new code that PDD’s will not be needed as an option?
12
- 13 3. How are existing conventional zoning districts changing through the new Code?
14 a. Changes to Development Standards
15 b. Changes to uses
16
- 17 4. What is the process for future rezoning requests in neighborhoods specifically in
18 a. Transition areas
19 b. Corridors
20 c. And commercial nodes
21
- 22 5. Where, when, and how are Accessory Dwelling units allowed? What are the size and
23 location standards associated?
24
- 25 6. Is the proposed process for regulating plans realistic and feasible for implementation
26 where there is fragmented ownership? How can property owners amend the regulating
27 plans if needed?
28
- 29 7. Will Special Districts be carried over from the existing code and will new districts be
30 permitted? What is the difference between a special district and a PDD?
31
- 32 8. Are there coding tools that can be used to encourage schools to embed within the
33 neighborhood?
34
- 35 9. Does the new code provide enough diversity of housing types?
36
- 37 10. What is the process for rebuilding a non-conforming structure?
38
- 39 11. What are the minimum acreage requirements for character based zoning?
40
- 41 12. How can existing and proposed “Light Industrial” uses be accommodated in Character
42 Districts?
43
- 44 13. When and how does the City consider and apply public financing districts?
45
- 46 14. How does the code deal with transitions between zoning intensity?

1 15. Are the proposed parking ratios appropriate? Should there be maximums in some cases?
2 When should reductions be given?

3
4 16. Is there enough flexibility in landscaping standards? Do they encourage drought
5 tolerance?

6
7 17. Are there flooding related issues to be discussed in the code?

8
9 18. Can we require the City to follow the code?

10
11 19. How can we increase collaboration and coordination with Texas State?

12 **Next Steps**

13 **a. Future Agenda Items**

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15
16
17 The Think Tank discussed potential categorization of topics and ultimately decided to
18 have staff suggest categories.

19
20 Diann McCabe requested to have a copy of the Comprehensive Plan Elements shown on
21 the wall during the Think Tank Meeting.

22
23 Abby commented that Staff would highlight primary changes between the old and new
24 code for conventional districts.

25
26 Abby suggested that the Think Tank discuss the following topics for the next meeting: (3)
27 How are existing conventional zoning districts changing through the new code including
28 changes to development standards and uses; (4) What is the process for future rezoning
29 requests in neighborhoods specifically in transition areas, corridors, and commercial
30 nodes; and (9) Does the new code provide enough diversity of house types?

31
32 The Think Tank agreed that at the next meeting they should discuss the format of the
33 final work product from the group.

34 **b. Zoning for Character Workshops**

35
36
37 Abby Gillfillan presented a “Talking Points” card to Think Tank Members to assist in
38 helping with outreach for the Zoning for Character Workshops scheduled for August 19th
39 and 20th. Additionally, Abby commented that a link and information regarding the
40 workshops was sent to the Think Tank via email. Abby requested that the Think Tank
41 share the electronic outreach link to other stakeholders in the community.

42 **Questions from the press and public**

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44
45 There were no questions from the press or public.

46

Adjourn

THERE BEING NO FURTHER BUSINESS, THE MEETING ADJOURNED AT 8:24 P.M.

John David Carson, Chair

Patrick Rose

Shawn DuPont

Diann McCabe

Chris Wood

Sofia Nelson, Vice Chair

David Singleton

Betsy Robertson

Tom Wassenich

ATTEST:

Andrea Villalobos, Planning Technician